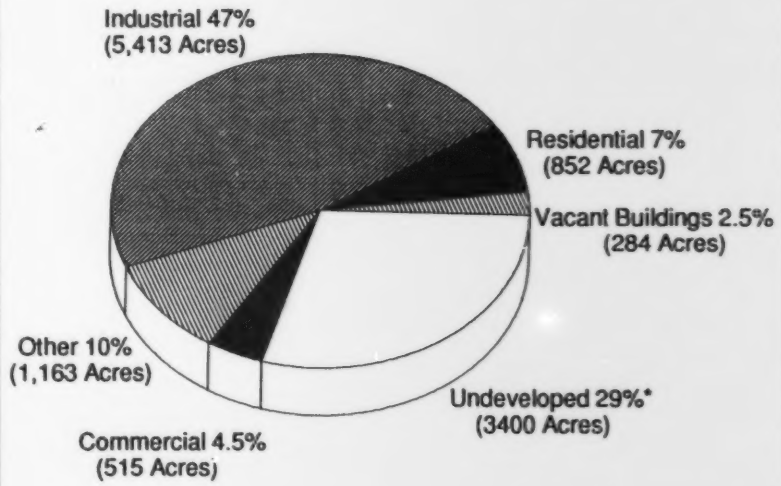
GREATER HAMILTON
INDUSTRIAL DEVELOPMENT
ECONOMICS - REPORT 87-4

Hamilton-Wentworth Region • Planning and Development Department • Strategic Planning Division

This bulletin describes the changes in the 1984-1986 period in land use within Hamilton-Wentworth's industrial areas, and the types of industries located on lands currently in industrial use.

USES OF INDUSTRIAL LANDS
HAMILTON-WENTWORTH, 1986



Source: The Hamilton-Wentworth Planning and Development Department's Industrial Information Files

* This includes some land on partially developed properties

(1) Industrial lands include all land within an Industrial-Business Park or established industrial area, plus all land used for industrial purposes located outside of these areas.

(2) Land in industrial use is land occupied by establishments engaged in manufacturing or in services utilizing industrial buildings, machinery, or skills.

HIGHLIGHTS...

- There are 11,627 acres of industrial land[1] in Hamilton-Wentworth, with 51 percent occupied by an industrial or commercial use.
- Between 1984 and 1986 industrial land use[2] increased by 36 acres, or 0.7 percent, and commercial land use increased by 26 acres, or 5 percent.
- Fifty-one percent of the industrial growth in the 1984 to 1986 period occurred in Hamilton-Wentworth's seven designated Industrial-Business Parks, principally in Stoney Creek, Flamborough and Ancaster.
- Primary metal industries dominate Hamilton-Wentworth's industrial structure, accounting for 28 percent of developable land use and 40 percent of industrial building floor space.
- Metal fabricating, transportation equipment and wood and furniture products were the manufacturing industries which had the largest growth in industrial land use since 1984.
- Non-manufacturing industries, such as business services, made a significant contribution to the growth in industrial land use since 1984.
- Fifty-four new industrial buildings were constructed in 1985 and 1986.
- Fully-serviced industrial land available for industrial development increased from 993 acres in 1984 to 1,160 acres in 1986.
- There are 2,840 acres of land in industrial areas that are on vacant or agricultural properties and available for industrial development.

1.0 INDUSTRIAL LANDS

There are 11,627 acres of industrial land in the Regional Municipality of Hamilton-Wentworth. Industrial land is concentrated in the Region's six established industrial areas (39 percent) and in the Region's seven Industrial-Business Parks (I.B.P.s) (43 percent). The remaining 18 percent is located on properties scattered throughout the Region.

There was an increase of 38 acres in the Region's industrial land inventory between 1984 and 1986. Eleven acres were added at the Airport I.B.P. The other 27 acres were located outside the I.B.P.s and established industrial areas.

2.0 CURRENT LAND USE

Seventy-one percent of the industrial lands in the Region are developed. The remaining lands are vacant or in agricultural use.

Industrial uses occupy 66 percent of the developed industrial lands, or 5,413 acres. The remaining developed portions include the following uses: residential 10.5 percent; commercial 6.5 percent; vacant buildings 3 percent; and, other (institutional uses, recreational facilities and utitlity corridors)14 percent.

2.1 INDUSTRIAL USES

Fifty-four percent of the land with an industrial use is located in established industrial areas. For example, the Bayfront complex in the City of Hamilton is the largest of the established industrial areas, containing over 2,000 acres of industrial land uses.

There are approximately 350 acres of land with an industrial use in the designated I.B.P.s. The parks with the most developed land are the Stoney Creek I.B.P., with 215 acres, and the Mountain I.B.P., with 61 acres.

Industrial land use increased by 36 acres, or 0.7 percent, between 1984 and 1986. This increase occurred as a result of the following changes:

1) a 28-acre increase in industrial land use in the I.B.P.s;

2) a 27-acre increase in industrial land use on scattered industrial properties outside of the I.B.P.s and established industrial areas; and,

3) a 19-acre decrease in industrial land use in the established industrial areas, as land was converted to commercial and other uses.

2.2 COMMERCIAL USES

There was an increase of 26 acres, or 5 percent, in the land used for commercial purposes in the Region's industrial areas between 1984 and 1986.

This increase in commercial uses was most notable in the established industrial areas, where uses increased by 20 acres.

2.3 RESIDENTIAL USES

Residential land use decreased by 46 acres between 1984 and 1986 in the established areas and I.B.P.s. Commercial and industrial development, and a Regional policy to acquire selective residential properties where they are incompatible with adjacent industrial uses, contributed to this decrease.

2.4 UNDEVELOPED LANDS

Ninety percent of the Region's undeveloped industrial lands are located in Hamilton-Wentworth's designated I.B.P.s. There are 5,000 acres of land in these parks, of which over 3,000 are currently vacant or in agricultural use. Undeveloped industrial land decreased by 15 acres between 1984 and 1986.

LAND USE BY INDUSTRIAL AREA 1984-1986

	ESTABLISHED INDUSTRIAL AREAS										TOTAL	
	Bayfront		Dundas		E. Hamilton		N. Hamilton		W. Hamilton		S. C.		Estab. Areas	
	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86
Vacant Buildings	139	+8	2	0	35	+4	1	- 5	18	+5	33	+8	228	+20
Residential	132	-4	3	0	5	- 1	2	0	1	0	29	- 2	172	- 7
Industrial	2192	-2	52	0	267	- 8	16	+5	203	- 7	182	- 7	2912	- 19
Other	287	+1	13	0	34	0	51	0	26	0	33	0	444	+1
Commercial	229	+8	5	0	86	+3	0	0	12	+2	40	+7	372	+20
Institutional	7	+2	0	0	0	0	0	0	0	0	9	0	16	+2
Developed (Sub-total)	2986	+13	75	0	427	- 2	70	0	260	0	326	+6	4144	+17
Undeveloped	248	- 13	8	0	63	+2	0	0	5	0	14	- 6	338	- 17
Total	3234		83		490		70		265		340		4482	

Source: The Hamilton-Wentworth Planning and Development Department's Industrial Information Files

	INDUSTRIAL-BUSINESS PARKS												TOTAL	
	Airport		Mohawk		Mountain		Flamborough		Ancaster		Glanbrook		S.C. IBP		I.B.P.s	
	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86	Acres 1986	Change 84-86
Vacant Buildings	2	0	0	0	8	+2	8	+1	11	+1	2	- 1	25	+8	56	+11
Residential	148	0	16	0	69	0	45	- 6	64	0	144	- 5	194	- 28	680	- 39
Industrial	36	+2	1	+1	61	+1	10	+5	18	+4	4	0	215	+15	345	+28
Other	135	0	48	0	56	0	106	0	42	+1	200	0	90	0	677	+1
Commercial	8	+2	0	0	28	+2	35	0	26	+4	3	+3	43	- 5	143	+6
Institutional	1	0	2	0	10	+2	0	0	0	0	0	0	13	0	26	+2
Developed (Sub-total)	330	+4	67	+1	232	+7	204	0	161	+10	353	- 3	580	- 10	1927	+9
Undeveloped	353	+7	193	- 1	436	- 7	344	0	498	- 10	609	+3	629	+10	3062	+2
Total	683	+11	260		668		548		659		962		1209		4989	+11

Source: The Hamilton-Wentworth Planning and Development Department's Industrial Information Files

3.0 INDUSTRY TYPES

The Region's industrial structure is dominated by primary metals manufacturing. Establishments in the primary metals industry occupy 1,522 acres of land and almost 20 million square feet of industrial floor space. This is approximately 28 percent of the land in industrial use and 40 percent of the industrial building floor area in the Region.

Other manufacturing industries in the Region occupying more than 100 acres of land are food and beverage products, metal fabricating, machinery, transportation equipment, non-metallic metals, chemical products, and electrical and electronic products.

Industries experiencing increases of seven or more acres in the amount of land occupied between 1984 and 1986 were business services, transportation equipment, agricultural-extractive, metal fabricating, and wood and furniture products.

3.1 ESTABLISHED AREAS

Ninety-five percent of the Region's land in primary metals is located in the established industrial areas. Other manufacturing industries occupying more than 100 acres of land in these areas are metal fabricating, machinery and transportation equipment.

Contributing to the decrease in industrial land use in the established industrial areas was the decrease in land used by the electrical and electronic products industry in the Stoney Creek Industrial Area. Also contributing to the decline was a decrease in industrial land used for storage and distribution, as industrial uses associated with railway lines decreased. However, several industries in the industrial areas expanded between 1984 and 1986, including chemical products, metal fabricating, and wood products.

3.2 I.B.P.s

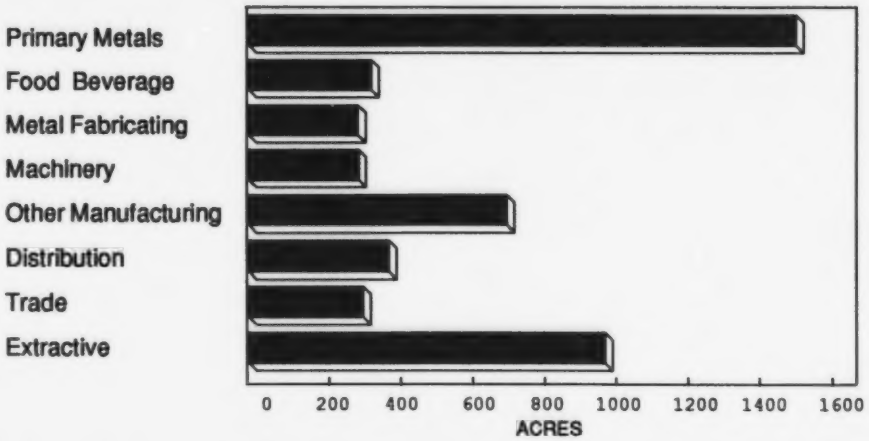
Metal fabricating, transportation equipment, chemical products and non-metallic metals are the largest manufacturing industries in the I.B.P.s, in terms of land area occupied. Construction, trade, and storage and distribution are prominent non-manufacturing industrial land uses in the parks.

Land occupied by the transportation equipment industry increased by nine acres within the parks between 1984 and 1986, as new firms were established in Flamborough and Ancaster. Land occupied by the metal fabricating industry increased by five acres, mainly in the Stoney Creek I.B.P. Other industries which expanded during this period were food and beverage products, construction, electrical and electronic products, chemical products, wholesale, storage and distribution, and business services.

LAND IN INDUSTRIAL USE BY INDUSTRY TYPE, 1986

		I. B. P. s		EST. AREAS		OTHER		TOTAL	
		ACRES 1986	CHANGE 84-86	ACRES 1986	CHANGE 84-86	ACRES 1986	CHANGE 84-86	ACRES 1986	CHANGE 84-86
MANUFACTURING	Chemical Products	23	+1	77	+4	6	0	106	+5
	Electrical Products	1	+1	106	-27	1	-1	108	-27
	Food & Beverage	11	+1	35	+1	295	+2	341	+4
	Leather/Clothes/Textiles	15	0	35	+4	3	0	53	+4
	Machinery (Non-Electrical)	10	0	176	-3	7	+3	193	0
	Metal Fabricating	48	+5	210	+10	45	-6	303	+9
	Non-Metallic Metals	36	-2	88	-3	68	+1	192	-4
	Paper/Printing & Publishing	0	0	48	+1	14	0	62	+1
	Primary Metals	17	0	1453	-2	52	-7	1522	-9
	Rubber Products	0	0	72	+4	1	0	73	+4
	Transportation Equipment	24	+8	77	+1	4	0	105	+9
	Wood & Furniture	3	0	22	+3	42	+4	67	+7
	Other Manufacturing	4	+2	52	+1	9	-4	65	-1
NON-MANUFACTURING	Agriculture & Extractive	0	0	0	0	998	+7	998	+7
	Business & Other Services	12	+1	35	-2	390	+13	437	+12
	Construction	45	+3	40	+2	NA	NA	85	+5
	Storage & Distribution	54	+6	215	-13	118	+12	387	+5
	Trade	42	+2	171	0	103	+3	316	+5
TOTAL	All industries	345	+28	2912	-19	2156	+27	5413	+36

LAND AREA BY INDUSTRY TYPE
HAMILTON-WENTWORTH, 1986



Source: The Hamilton-Wentworth Planning and Development Department's Industrial Information Files

INDUSTRIES IN THE INDUSTRIAL AREAS, 1986
(IN ACRES)

MANUFACTURING	Airport	Mohawk	Flamborough	Ancaster	Mountain	Glanbrook	S.C. IBP	Bayfront	Dundas	E. Hamilton	N. Hamilton	S.C. (est)	W. Hamilton
Chemical Products	0	0	0	0	0	0	23	69	2	3	0	1	2
Electrical Products	0	0	0	1	0	0	0	38	5	1	0	18	44
Food & Beverage	1	0	0	0	2	0	8	21	2	10	0	2	0
Leather/Clothes/Textiles	0	0	0	0	0	0	15	11	0	19	0	4	1
Machinery (Non-Electric)	0	0	0	1	2	0	7	159	11	2	0	4	0
Metal Fabricating	0	0	0	1	5	0	42	76	4	41	8	77	4
Non-Metallic Metals	0	0	0	0	5	2	29	61	1	10	1	2	13
Paper/Printing & Publishing	0	0	0	0	0	0	0	30	2	4	0	6	6
Primary Metals	0	0	0	1	0	0	16	1426	3	10	4	5	5
Rubber Products	0	0	0	0	0	0	0	41	0	26	0	5	0
Transportation Equipment	0	0	5	3	0	0	16	54	1	6	0	16	0
Wood & Furniture	0	0	0	0	0	0	3	9	7	1	0	5	0
Other Manufacturing	0	0	0	2	2	0	0	27	9	5	0	10	1
NON-MANUFACTURING													
Business & Other Services	0	0	0	3	7	0	2	8	0	22	0	0	5
Construction	0	1	0	1	30	1	12	17	2	7	0	7	7
Storage & Distribution	33	0	0	4	1	0	16	58	0	33	0	11	113
Trade	2	0	5	1	7	1	26	87	3	67	3	9	2
TOTAL, All Industries	36	1	10	18	61	4	215	2192	52	267	16	182	203

Source: The Hamilton-Wentworth Planning and Development Department's Industrial Information Files

4.0 INDUSTRIAL PROPERTIES AND BUILDINGS

Hamilton-Wentworth has 1,047 properties with an industrial use or building. These properties contain 1,984 buildings. There were 19 new industrial buildings constructed in 1985 and 35 in 1986. Overall, buildings used for industrial purposes in the Region, net of demolitions, increased by 39 since 1984.

4.1 LOCATION

Seventy-seven percent of the industrial buildings and 69 percent of the industrial properties in the Region are located in the established industrial areas or in the I.B.P.s. The Bayfront is the largest industrial area. It contains 1,048 industrial buildings, 331 occupied industrial properties, and a ratio of building floor area to land area (coverage) of 62.4, which is high relative to other industrial areas.

4.2 NEW CONSTRUCTION

There were 1.1 million square feet of industrial floor space constructed between 1984 and 1986. Forty-four percent of the total construction was in new buildings and the remaining fifty-six percent of construction was in additions to existing buildings.

Almost half of the 54 new industrial buildings constructed in 1985 and 1986 were for the primary metals industry, as both Stelco and Dofasco completed buildings. The metal fabricating industry was responsible for eight new buildings, principally from expansion in Stoney Creek. In addition, the chemical, construction, and food and beverage industries were responsible for a number of new buildings constructed during this period. These same industries were also responsible for many of the larger additions to existing buildings.

INDUSTRIAL PROPERTIES AND BUILDINGS
1986

LOCATION	PROPERTIES	BUILDINGS
Industrial-Business Parks		
Mohawk	1	0
Airport	3	3
Flamborough	6	2
Ancaster	7	8
Mountain	25	22
Stoney Creek	68	102
North Glanbrook	3	4
IBP Sub-Total	**113**	**141**
Established Areas		
Bayfront	331	1048
Dundas	32	40
East Hamilton	115	154
West Hamilton	21	60
North Hamilton	15	23
Stoney Creek	97	65
Areas Sub-Total	**611**	**1390**
Scattered Industrial Properties	323	453
TOTAL	**1047**	**1984**

Source: The Hamilton-Wentworth Planning and Development Department

5.0 DEVELOPABLE LAND

There are 2,840 acres of land on agricultural or vacant properties in established industrial areas or designated Industrial-Business Parks. This represents the stock of industrial land available for future industrial development.

5.1 I.B.P.s

There are 2,606 acres of developable land within the Industrial-Business Parks. More than 50 acres of land have been developed for industrial and commercial purposes since 1984. However, due to properties moving out of residential use, especially in the Stoney Creek I.B.P., and to land added to the Airport I.B.P., the total amount of developable land decreased by only 0.1 percent since 1984.

5.2 ESTABLISHED AREAS

There are 234 acres of developable land within established industrial areas in the Region. Since 1984, developable land has decreased only slightly. While commercial land uses increased, additional lands were made available for industrial purposes from the reduction in residential land uses. Residential acquisition by the Region and the City of Hamilton in selected neighbourhoods in the Bayfront Industrial Area contributed to this reduction.

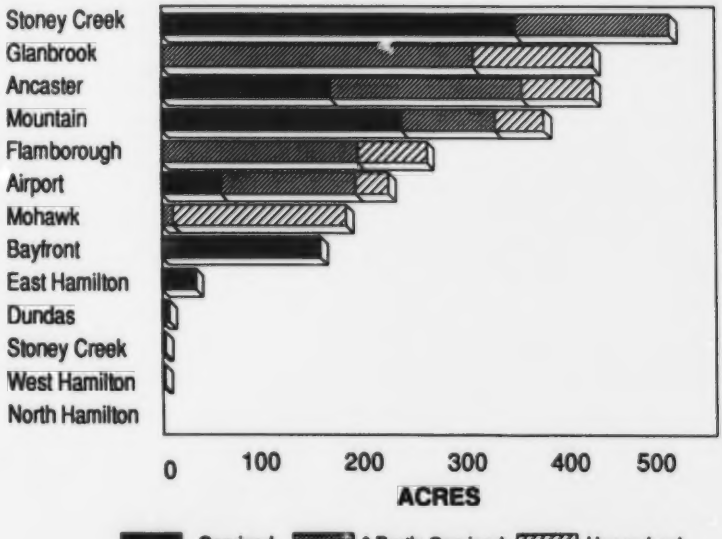
5.3 SERVICING OF LANDS

There are presently 1,160 acres of fully-serviced (with water pipes and sanitary sewers), developable land in the Region, up from 993 in 1984. Sanitary sewer extensions in the Stoney Creek I.B.P. were the major factor in this increase.

There are also 1,128 acres of developable land which is serviced with water pipes but not sanitary sewers. This land is concentrated in the North Glanbrook, Ancaster and Flamborough I.B.P.s. However, plans exist to further extend sewers in the Region's industrial areas. The Region's 1988 Capital Budget has plans to extend sanitary sewer services into the Flamborough I.B.P. and to add to the existing sewers in the Ancaster I.B.P.

There are an additional 552 acres of developable land which have neither sanitary sewers nor water pipes. Most of this land is in the North Glanbrook and Mohawk I.B.P.s. It will be serviced when warranted by demand. A Secondary Plan, currently being developed for the Mohawk I.B.P., will guide future development.

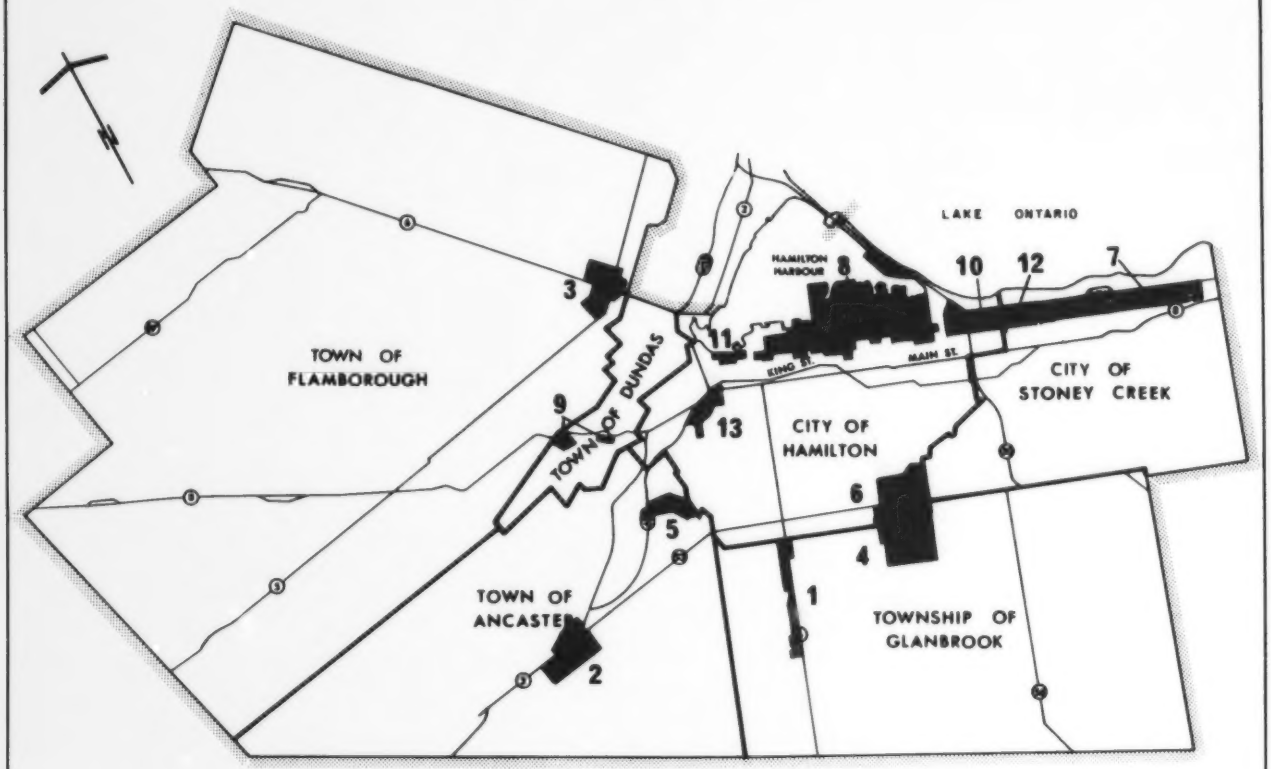
DEVELOPABLE INDUSTRIAL LAND
BY SERVICING STATUS, 1986



Source: The Hamilton-Wentworth Planning and Development Department's Industrial Information Files

* Partly serviced land is land with water pipes but not sanitary sewers.

HAMILTON - WENTWORTH'S INDUSTRIAL AREAS



Legend

INDUSTRIAL-BUSINESS PARKS	
1	AIRPORT
2	ANCASTER
3	FLAMBOROUGH
4	GLANBROOK
5	MOHAWK
6	MOUNTAIN
7	STONEY CREEK
ESTABLISHED AREAS	
8	BAYFRONT
9	DUNDAS
10	EAST HAMILTON
11	NORTH HAMILTON
12	STONEY CREEK
13	WEST HAMILTON

This is one in a series of Information Bulletins produced by the Regional Planning Branch of the Planning and Development Department, Regional Municipality of Hamilton-Wentworth.

Other Bulletins currently available:

Greater Hamilton Population Trends (Report 87-1)

Greater Hamilton Labour Force (Report 87-2)

Greater Hamilton Construction Trends (Report 87-3)

For further information, please contact Julie Bergshoeff at 526-4348.